



## 2 Moorfields, Liverpool, Merseyside L2 2BT

### £750

Bluerow Homes is pleased to present this modern part-furnished studio apartment located at 2 Moorfields, Liverpool, right in the heart of the bustling business district and conveniently adjacent to Moorfields Station. This stylish studio, measuring 258 square feet, offers a unique blend of comfort and practicality, making it an ideal choice for professionals or students seeking a vibrant urban lifestyle.

Upon entering, you will be greeted by a chic communal entrance that leads to the studio. The open-plan design seamlessly integrates the kitchen, living, and sleeping areas, creating a versatile space that maximises functionality. The studio is thoughtfully furnished with essential items, including a double bed, a wardrobe, a chest of drawers, a bedside cabinet, and a dining table with two chairs, ensuring you have everything you need to settle in effortlessly.

The bathroom features a modern shower, and the apartment benefits from double-glazed windows and electric heating, providing a warm and inviting atmosphere throughout the year. Notably, the rent of £750 per month with electric and water costs included, while tenants will be responsible for their own council tax, which falls under Band A.

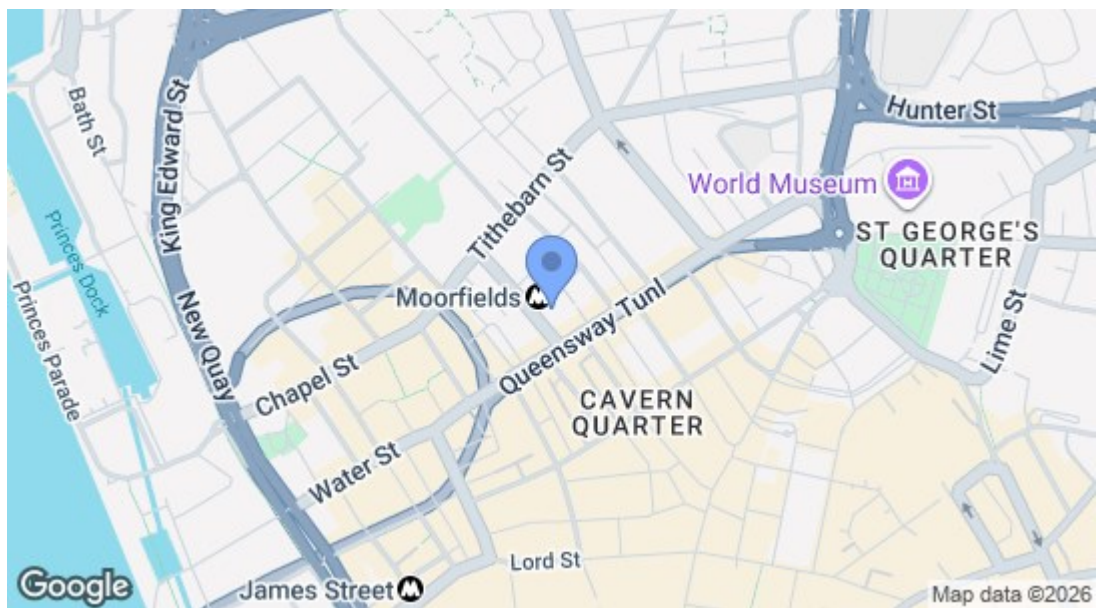
This property is perfect for those who appreciate a contemporary living space in a prime location, with easy access to local amenities and transport links. A deposit of £865 is required, making this studio an excellent opportunity for anyone looking to enjoy the vibrant lifestyle that Liverpool has to offer.

- Fourth Floor
- Council Tax Band A
- Electric And Water Included In Rent
- Studio Apartment
- Part Furnished
- Viewing Highly Recommended





| Energy Efficiency Rating                                        |  | Current                                                                             | Potential |
|-----------------------------------------------------------------|--|-------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                                                                                     |           |
| (92 plus) <b>A</b>                                              |  |                                                                                     |           |
| (81-91) <b>B</b>                                                |  |                                                                                     |           |
| (69-80) <b>C</b>                                                |  | 77                                                                                  | 77        |
| (55-68) <b>D</b>                                                |  |                                                                                     |           |
| (39-54) <b>E</b>                                                |  |                                                                                     |           |
| (21-38) <b>F</b>                                                |  |                                                                                     |           |
| (1-20) <b>G</b>                                                 |  |                                                                                     |           |
| Not energy efficient - higher running costs                     |  |                                                                                     |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC                                                             |           |
|                                                                 |  |  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                                                                                     |           |
|                                                                 |  | Current                                                                             | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                                                                                     |           |
| (92 plus) <b>A</b>                                              |  |                                                                                     |           |
| (81-91) <b>B</b>                                                |  | 85                                                                                  | 85        |
| (69-80) <b>C</b>                                                |  |                                                                                     |           |
| (55-68) <b>D</b>                                                |  |                                                                                     |           |
| (39-54) <b>E</b>                                                |  |                                                                                     |           |
| (21-38) <b>F</b>                                                |  |                                                                                     |           |
| (1-20) <b>G</b>                                                 |  |                                                                                     |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                                                                                     |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC                                                             |           |
|                                                                 |  |  |           |



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
[sales@bluerowhomes.co.uk](mailto:sales@bluerowhomes.co.uk)  
[www.bluerowlettings.com](http://www.bluerowlettings.com)